Roof Inspection Report

Comprehensive Report

Inspection

ID

sample_cx91_202604240001

Date

24 Apr 2026

Roof type / material

Longrun / Colorsteel

Pitch

18°

Client / Property

Property address

25 Oak Avenue
Greenfield, NZ 6012

Client name

Emma Thompson

Phone

021 555 0147

Email

emma.thompson@example.com



Scope / Limitations

This comprehensive inspection included a visual assessment of accessible roof areas, gutters, valleys, flashings, penetrations, cappings, and other external roof details. Limited close-up checking of accessible serviceable components was undertaken where safe and without damage. Concealed, sealed, or unsafe areas were not confirmed, and the inspection remained non-destructive in nature.

Executive Summary

The longrun roof at 25 Oak Avenue is generally serviceable for its age. However, several maintenance and remedial items were identified during the inspection. These include the presence of debris and overflow risk in gutters and valleys, localized flashing deterioration, wear to screws and sealants, and moderate aging in some ridge, penetration, and edge details. Targeted remedial work is recommended to reduce the risk of water ingress and to extend the roof's service life.

Findings

Findings (16)

F5 • General roof observation — **Low**

Risk: The main roof field appears broadly serviceable with no major deformation or widespread failure noted. Overall condition is consistent with normal wear. Maintenance planning: Continue routine maintenance and monitoring as part of standard care cycles.
Supporting photos: P5
Evidence tags: general

F13 • Apron flashing — **Low**

Risk: Low The apron flashing areas appear serviceable with only minor weathering. Repair priority: Routine Maintenance planning: Routine monitoring advised.
Supporting photos: P13
Evidence tags: flashing

F14 • Gutter guard / debris — **Low**

Risk: Low Some debris accumulation is present, but no severe blockage in inspected sections. Repair priority: Routine Maintenance planning: Routine cleaning advised.
Supporting photos: P14
Evidence tags: gutters

F15 • Corrosion watch — **Low**

Risk: Low Isolated surface corrosion staining only, with no widespread structural concern visible. Repair priority: Routine Maintenance planning: Monitor during maintenance cycles.
Supporting photos: P15
Evidence tags: corrosion

F16 • Maintenance summary — **Low**

Risk: Low The roof remains generally serviceable overall, but a planned programme of cleaning, resealing, and localized repairs is recommended to preserve performance. Repair priority: Routine Maintenance planning: Recommended.
Supporting photos: P16
Evidence tags: maintenance

Findings (continued)

Findings (16)

F3 • Longrun roof condition — **Medium**

Risk: The longrun roofing shows visible age-related wear and minor coating weathering. While no active leaks were observed, ongoing deterioration is likely if left unaddressed. Maintenance planning: Repair recommended soon to extend service life and prevent future issues.
Supporting photos: P3
Evidence tags: longrun

F6 • Screw / fastener condition — **Medium**

Risk: Some fasteners show signs of back-out, corrosion, or washer wear, which can compromise panel security and weather performance. Maintenance planning: Targeted remedial work is recommended to replace or re-secure affected fasteners.
Supporting photos: P6
Evidence tags: screws

F7 • Ridge / hip condition — **Medium**

Risk: The ridge and hip detailing shows localized wear and moderate sealant aging, which may lead to moisture ingress if not addressed. Repair priority: Repair recommended soon. Maintenance planning: Arrange targeted remedial work in the short term to prevent further deterioration.
Supporting photos: P7
Evidence tags: ridges

F8 • Roof penetrations — **Medium**

Risk: Penetrations show early sealant cracking and separation around penetrations, which increases the risk of water ingress. Repair priority: Repair recommended soon. Maintenance planning: Arrange targeted remedial work in the short term to prevent further deterioration.
Supporting photos: P8
Evidence tags: penetrations

F9 • Barge / edge condition — **Medium**

Risk: The edge trim and barge details show moderate aging and require monitoring, with minor repairs recommended to maintain performance. Repair priority: Repair recommended soon. Maintenance planning: Monitor condition and address during routine maintenance cycles.
Supporting photos: P9
Evidence tags: edges

Findings (continued)

Findings (16)

F10 • Capping condition — **Medium**

Risk: The capping lines remain largely serviceable but show localized movement and weathering, which could lead to water ingress if not addressed. Repair priority: Repair recommended soon. Maintenance planning: Arrange targeted remedial work in the short term to prevent further deterioration.
Supporting photos: P10
Evidence tags: cappings

F11 • Downpipe outlets — **Medium**

Risk: Downpipe outlets show debris accumulation and minor staining that may impede drainage and cause water to pond. Repair priority: Repair recommended soon. Maintenance planning: Routine repair and cleaning recommended to ensure proper water discharge.
Supporting photos: P11
Evidence tags: downpipes

F12 • Sealant / junctions — **Medium**

Risk: Medium The sealant lines at key roof junctions show weathering and early failure risk. Repair priority: Repair recommended soon Maintenance planning: Targeted maintenance recommended.
Supporting photos: P12
Evidence tags: sealants

F1 • Gutter / drainage — **High**

Risk: Debris build-up in sections of the guttering system is restricting flow and causing standing water pockets. This condition increases the risk of overflow during heavy rainfall and potential water ingress to roof edges and eaves. Urgent repair advised. Maintenance planning: Prompt corrective action is recommended to restore proper drainage and reduce overflow risk.
Supporting photos: P1
Evidence tags: gutters

F2 • Valleys / water channels — **High**

Risk: Debris retention and localized water staining were observed in valley areas, which increases the risk of moisture entry and corrosion over time. Urgent repair advised. Maintenance planning: Prompt corrective action is recommended to maintain effective drainage and reduce the risk of water ingress.
Supporting photos: P2
Evidence tags: valleys

F4 • Flashings condition — **High**

Risk: Flashing sections show lifted edges and localized deterioration around key junctions, presenting a risk of water ingress at these interfaces. Urgent repair advised. Maintenance planning: Prompt corrective action is recommended to restore watertight seals at junctions.
Supporting photos: P4
Evidence tags: flashings

Photos



P1 • Linked to F1

[tags: gutters]
Tags: gutters



P2 • Linked to F2

[tags: valleys]
Tags: valleys



P3 • Linked to F3

[tags: longrun]
Tags: longrun



P4 • Linked to F4

[tags: flashings]
Tags: flashings

Photos (continued)



P5 • Linked to F5

[tags: general]
Tags: general



P6 • Linked to F6

[tags: screws]
Tags: screws



P7 • Linked to F7

[tags: ridges]
Tags: ridges



P8 • Linked to F8

[tags: penetrations]
Tags: penetrations

Photos (continued)



P9 • Linked to F9

Tags: edges



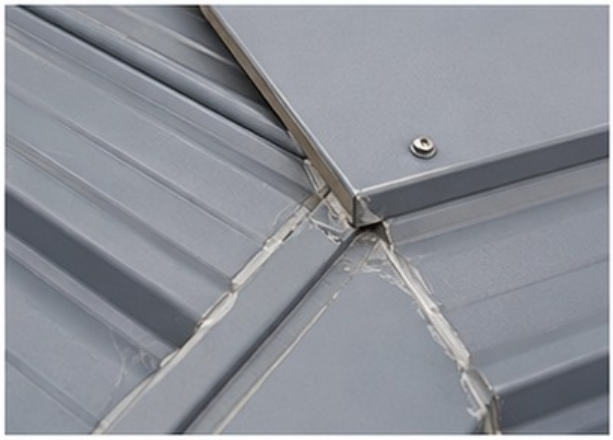
P10 • Linked to F10

Tags: cappings



P11 • Linked to F11

Tags: downpipes



P12 • Linked to F12

Tags: sealants

Photos (continued)



P13 • Linked to F13

[tags: flashing]



P14 • Linked to F14

[tags: gutters]



P15 • Linked to F15

[tags: corrosion]



P16 • Linked to F16

[tags: maintenance]

Sign-off

Prepared by

John Smith Roofing

Site

25 Oak Avenue

Contractor details

John Smith Roofing

Contact: John Smith • 021 555 0789 • johnsmith@email.com

Inspector

Name: John Smith

Role: Roof Inspector

License: RFI-5678

Digital sign-off

Status: Digitally issued

Inspector: John Smith

Role: Roof Inspector

Date: 24 Apr 2026

Method: Electronic PDF issue

Inspection Scope & Limitations

Comprehensive Visual Roof Condition Assessment

Scope of Inspection:

- Visual assessment of accessible roofing components, including gutters, valleys, flashings, penetrations, cappings, roof edges, and selected serviceable components.
- Identification of visible deterioration, installation concerns, and maintenance issues.
- Photo-referenced findings documented in this report.
- Limited close-up checking or gentle lifting of accessible serviceable components where safe and without causing damage.

Limitations:

- No destructive testing or invasive investigation performed.
- Concealed or inaccessible components may not be visible or confirmed.
- Weather and access conditions may affect visibility.
- This report does not constitute engineering certification or building code compliance certification.

Observations are based solely on visible and accessible conditions at the time of inspection. No guarantees or warranties are expressed or implied regarding future performance, durability, or lifespan.

Inspection Details:

Inspection Date: 24 Apr 2026
Inspector: John Smith
Role: Roof Inspector

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